

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-17-007).

Name: Matt Greene Address: 430 Quail Meadow Drive

☒ I am in favor, this is why See attached comments and concerns

☐ I am not in favor, and this is why _____ CITY OF KYLE

APR 07 2017

PLANNING DEPARTMENT

April 6, 2017

Thank you Kyle City Council, Planning Commission and Staff for your consideration of my comments regarding the proposed Planned Unit Development (Case #Z-17-007).

I am a resident of the Quail Meadows Subdivision adjacent to the subject property and am in favor of the proposed zone change to the Planned Unit Development, as the current residential zoning in place(R-1-2) allows the possibility for too many small lots to be developed adjacent to our ½ acre + lots. Though I am in favor, I do ask that the following comments be taken seriously and into consideration:

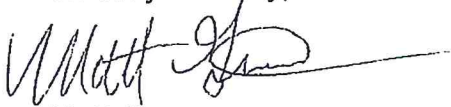
1. The Quail Meadows subdivision consists of lots that are a minimum ½ acre in area. Please consider having compatible lots within Planned Unit Development about the Quail Meadows subdivision. We do not want 4-5 small lots behind each of our lots. Half acre or larger lots would be preferred of course, but minimum quarter acre lots (10,890 square feet) would be reasonable.
2. All lots within the Quail Meadows Subdivision abutting the subject property are developed with single-story homes. Since the Planned Unit Development is proposed to be denser than and consist of smaller lots than the Quail Meadows Subdivision, please limit the homes adjacent the Quail Meadows Subdivision to one story. A buffer or increased rear yard setback requirement between the lots in the Quail Meadows Subdivision and the lots in the Planned Unit Development would also be preferred so that the rear yards/ setbacks/open space of the smaller lots in Planned Development District are more consistent with current development of the Quail Meadows Subdivision, making a smooth transition between the neighborhoods. The suggested minimum buffer and/or rear setback is a minimum of 50 feet.
3. The area is still somewhat rural in nature and the current residents of the area enjoy dark skies. Please consider limiting the number and intensity of any street lights within the Planned Unit Development. At a minimum, please require the source of the street lights to be shielded.
4. Traffic on FM 150 is obviously getting worse. Please ensure a Traffic Impact Analysis is submitted for this project and if right-in, right-out or left-in turn lanes are warranted, please ensure they are installed.
5. I am not familiar with the City of Kyle's sidewalk requirements when it comes to subdivision construction, but as a Planned Unit Development request, you can

and should make public sidewalks a requirement not only internal to the development, but adjacent to FM 150 as well. Many students from this area (and the new residents of the Planned Unit Development will too) walk to the nearby schools, businesses and neighborhoods and the cost of sidewalk construction should not be paid for by the City or TxDOT, but by the developer.

6. I would also like to know what kind of a fence (if any) is planned to be installed adjacent to the Quail Meadows Subdivision boundary, as the residents in Quail Meadows backing up to the subject property share the common property line with existing fences in place.

I thank you for taking the time to review and consider my concerns regarding Case# Z-17-007.

Thank you kindly,

A handwritten signature in black ink, appearing to read "Matt Greene", with a long horizontal flourish extending to the right.

Matt Greene
430 Quail Meadow Drive
Kyle, TX 78640